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MIKE AND MIKE INVESTMENTS

# HOUSTON SKY HIGH LUXURY

*A Luxury Townhouse in Rice Military, Houston*

**OFFERING 4 STR CASH FLOWING  
TOWNHOMES FOR \$5M**

*A portfolio of prestige. One defining acquisition.*

# Property Gallery



**911 - The Pinnacle - Where Heights Meet Comfort**



**913 - The Eterne - Timeless Luxury**



**915 - The Onyx - Beauty Meets Elegance**



**917 - The Horizon - Endless Views & Infinite Luxury**

# Executive Summary

**Houston Sky High Luxury** is a turnkey, 4-unit short-term rental investment in Houston's vibrant Rice Military area offering a blend of modern design, high-end comfort, and prime accessibility. Each four-story townhome—The Pinnacle, The Eterne, The Onyx, and The Horizon—features 4 beds, 3.5 baths, 11-ft ceilings, and private rooftop decks with city views. Fully furnished and operational, these modern units offer immediate rental income. Located on Washington Avenue, with quick access to Downtown, Montrose, and River Oaks, this property is a high-yield asset ideal for investors targeting Houston's booming luxury rental market.

## Why Sky High Luxury?

Located in Houston's vibrant Rice Military district, Sky High Luxury offers an elevated short-term rental experience in four fully operational, high-end townhomes. With spacious layouts, rooftop views, and premium finishes, these residences are tailored for professionals, families, and upscale travelers.

### RATE

\$490-1,264/night

- Passive Returns: Full-service property management (optional 20% rev share) ensures a hands-off experience

### OCCUPANCY

75% - 85%

- No Renovation Risk: Newly constructed and operational—generate income from day one

### SIZE

4 Beds | 3.5 Bathrooms

### CAPACITY

Upto 10 (Wheelchair Accessible)

- Exit Flexibility: Ideal for 1031 Exchange, diversification, or a lifestyle asset with appreciation upside

### UNIT SIZE

- |                                |                               |
|--------------------------------|-------------------------------|
| ▪ The Pinnacle<br>3,124 Sq. Ft | ▪ The Eterne<br>3,124 Sq. Ft  |
| ▪ The Onyx<br>3,225 Sq. Ft     | ▪ The Horizon<br>3,167 Sq. Ft |



# Premium Experiences

- Spacious open-concept living with modern fireplaces and 75-inch smart TVs.
- Gourmet kitchens with high-end appliances and sleek finishes.
- Floor-to-ceiling windows with natural light and stunning skyline views.
- Designer bedrooms with plush décor, blackout curtains, and spa-style bathrooms.
- Smart home tech: keyless entry, automated lighting and climate, smart thermostats,
- High-speed Wi-Fi and fully integrated entertainment systems
- Private rooftop terrace: panoramic view, lounge seating, mood lighting, & BBQ grills.

## Why Rice Military?

One of Houston's most desirable areas—walkable, upscale, and close to Downtown. Frequented by professionals and tourists alike, Rice Military boasts high rental demand and appreciating property values. Steps from Memorial Park, Buffalo Bayou, and premier dining/nightlife.

## Demand-Boosting Events

Houston's calendar of major events ensures year-round booking spikes and premium nightly rates for properties like Sky High Luxury:

- **Houston Auto Show (Jan–Feb 2026):** Texas' largest auto showcase draws executives, collectors, and international guests.
- **NCAA Final Four (April 2026):** Huge demand from fans, alumni, and corporate sponsors seeking multi-bedroom luxury rentals.
- **FIFA World Cup (June–July 2026):** With 7 matches hosted in Houston—including a July 4 quarterfinal—expect a surge of global visitors, VIPs, and media. Host cities historically see short-term rental rates skyrocket during World Cup events.

# Proforma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Rental Revenue</b>	<b>\$705,046</b>	<b>\$740,299</b>	<b>\$777,313</b>	<b>\$816,179</b>	<b>\$856,988</b>	<b>\$899,837</b>	<b>\$944,829</b>	<b>\$992,071</b>	<b>\$1,041,674</b>	<b>\$1,093,758</b>
Vacancy	(\$148,060)	(\$155,463)	(\$163,236)	(\$171,398)	(\$179,968)	(\$188,966)	(\$198,414)	(\$208,335)	(\$218,752)	(\$229,689)
<b>Net Rental Revenue</b>	<b>\$556,987</b>	<b>\$584,836</b>	<b>\$614,078</b>	<b>\$644,782</b>	<b>\$677,021</b>	<b>\$710,872</b>	<b>\$746,415</b>	<b>\$783,736</b>	<b>\$822,923</b>	<b>\$864,069</b>
Booking Platform Fee	(\$16,710)	(\$17,545)	(\$18,422)	(\$19,343)	(\$20,311)	(\$21,326)	(\$22,392)	(\$23,512)	(\$24,688)	(\$25,922)
Repair & Maintenance	(\$16,710)	(\$17,545)	(\$18,422)	(\$19,343)	(\$20,311)	(\$21,326)	(\$22,392)	(\$23,512)	(\$24,688)	(\$25,922)
Payment Platform Fees	(\$8,355)	(\$8,773)	(\$9,211)	(\$9,672)	(\$10,155)	(\$10,663)	(\$11,196)	(\$11,756)	(\$12,344)	(\$12,961)
Management Fees	(\$44,559)	(\$46,787)	(\$49,126)	(\$51,583)	(\$54,162)	(\$56,870)	(\$59,713)	(\$62,699)	(\$65,834)	(\$69,126)
Utility Expenses	(\$27,849)	(\$29,242)	(\$30,704)	(\$32,239)	(\$33,851)	(\$35,544)	(\$37,321)	(\$39,187)	(\$41,146)	(\$43,203)
Insurance	(\$3,500)	(\$3,605)	(\$3,713)	(\$3,825)	(\$3,939)	(\$4,057)	(\$4,179)	(\$4,305)	(\$4,434)	(\$4,567)
Real Estate Taxes	(\$12,000)	(\$12,360)	(\$12,731)	(\$13,113)	(\$13,506)	(\$13,911)	(\$14,329)	(\$14,758)	(\$15,201)	(\$15,657)
<b>Total Expenses</b>	<b>(\$129,682)</b>	<b>(\$135,856)</b>	<b>(\$125,886)</b>	<b>(\$132,180)</b>	<b>(\$138,789)</b>	<b>(\$145,729)</b>	<b>(\$153,015)</b>	<b>(\$160,666)</b>	<b>(\$168,699)</b>	<b>(\$177,134)</b>
<b>Net Operating Income</b>	<b>\$427,304</b>	<b>\$448,979</b>	<b>\$488,192</b>	<b>\$512,601</b>	<b>\$538,231</b>	<b>\$565,143</b>	<b>\$593,400</b>	<b>\$623,070</b>	<b>\$654,224</b>	<b>\$686,935</b>